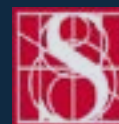


# 12

Mear Road

HOLBROOK, MA

FOR SALE:  
Fully Leased Modern  
73,943 SF  
Industrial Building



THE  
STUBBLEBINE  
COMPANY

COBAC INTERNATIONAL

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**FOR MORE INFORMATION, PLEASE CONTACT:**

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David Stubblebine    617.592.3391





12 Mear Road is first class industrial / manufacturing building that is centrally located with easy access to Routes 3 and 24 as well as I-93 and I-95.

## THE OFFERING

As the exclusive agent, The Stubblebine Company/CORFAC International is pleased to present 12 Mear Road, Holbrook, MA (the "Property") to the marketplace.

12 Mear Road, Holbrook MA is a quality 73,943 SF industrial building located on 5.44 acres of industrial zoned land. It features a modern approximately 6,630 SF of office space, with 11 docks and 4 over-sized drive-in doors, and a large fenced-in yard area.

The Route 24 industrial market is a very strong market comprised of 20 million sf of industrial buildings with a very low vacancy rate of 4.6% and an average rent of \$9.26 per sf NNN. It has a diverse industry with uses ranging from manufacturing to bulk warehousing.

Hallamore Corporation will execute a lease with the new purchaser for 5-7 years from sale closing.

### PROPERTY SUMMARY

ADDRESS	12 Mear Road Holbrook, MA
RBA	73,743 SF (of which 6,630 SF is two (2) floors of office)
LOADING	Eleven (11) Tailboard 10'x10' Four (4) Drive-in 14'x14'
ACRES	5.44 acre lot
ZONING	Industrial





# PROPERTY SPECIFICATIONS

## PROPERTY SUMMARY

ADDRESS	12 Mear Road Holbrook, MA
BUILDING SIZE	73,943 SF
ZONING	Industrial
LOT SIZE	5.44 Acres
STORIES	1
CONSTRUCTION	Metal construction with aluminum siding
LIGHTING	New LED lighting throughout
COLUMN SPACING	Primarily 50'X20'
PITCHED ROOF	16'-21.6'
LOADING DOCKS	Eleven (11) tailboard and four (4) drive-in
UTILITIES	Town water and Private septic
ELECTRIC	600 Amps, 480 Volts; 3 Phase



FIRE/LIFE SAFETY	Wet sprinkler system
HVAC	100%
IMPROVEMENTS	HALLAMORE recently spent \$600,000 upgrading lighting, parking lot, office and loading doors.

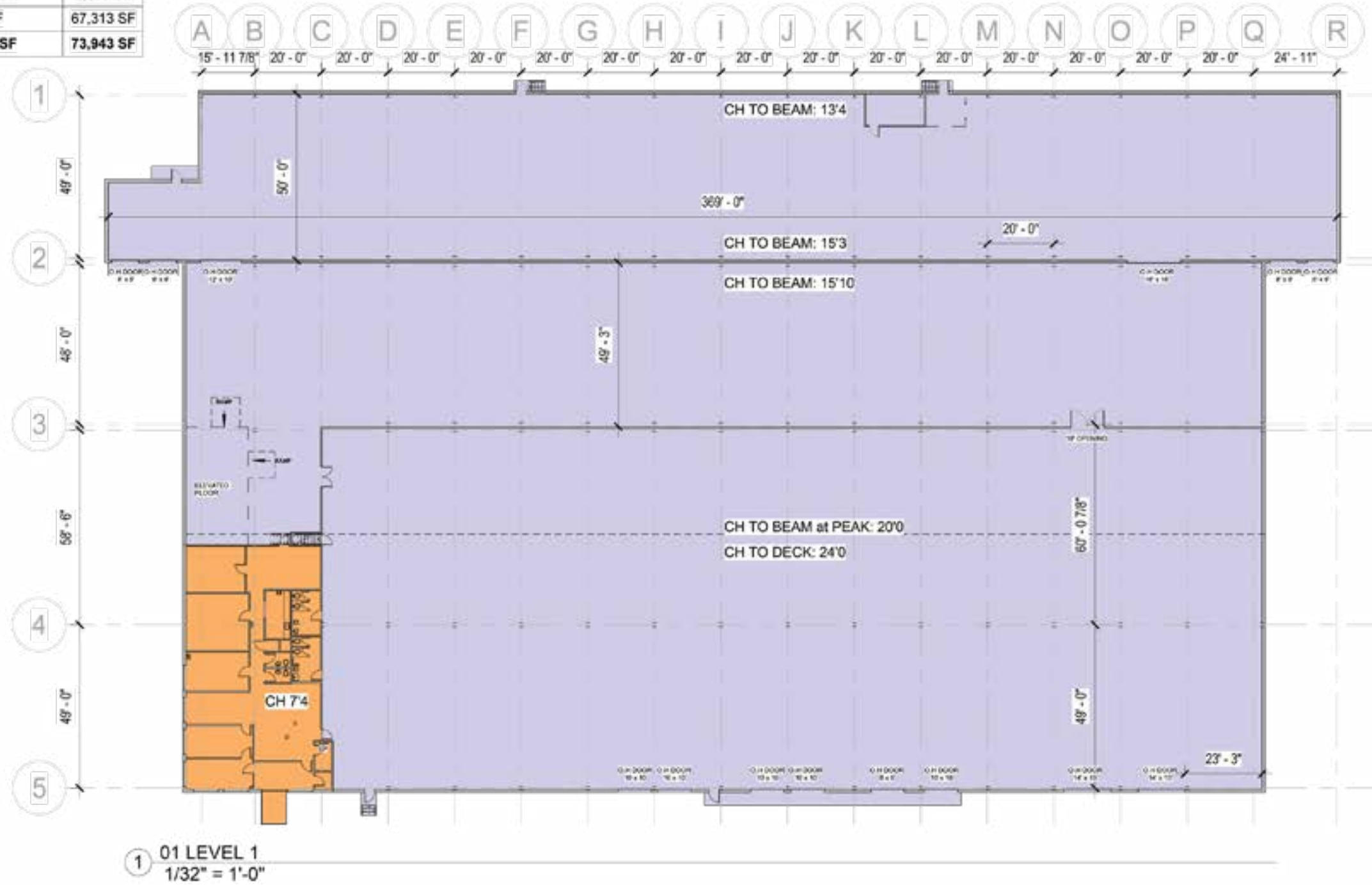


# FLOOR PLAN

	FIRST FLOOR	SECOND FLOOR	TOTAL
OFFICE	3,238 SF	3,392 SF	6,630 SF
WAREHOUSE	67,313 SF	0 SF	67,313 SF
<b>TOTAL</b>	<b>70,551 SF</b>	<b>3,392 SF</b>	<b>73,943 SF</b>



② 02 LEVEL 2  
1/32" = 1'-0"







# TENANT OVERVIEW



Over Hallamore’s long history, their technology and capabilities have grown tremendously. But, one thing that hasn’t changed is Hallmore Corporation’s dedication to providing their customers with the best service possible. That means consistently having the latest equipment and the most experienced personell.

Hallamore Corporation has earned a reputation as a responsible company that can meet whatever challenges arise in rigging, heavy hauling, crane rental, or specialty contracting. Whether you’re using one or all of our services, you be assured they will have the resources, experience and know-how to get the job done right.

Today, Hallamore is a multi-service organization with a network of offices throughout the Northeast to better respond to your needs. Because they wn, operate and maintain one of the region’s largest equipment fleets, they have improved control over scheduling, costs and safety.

# FINANCIAL SUMMARY

## CASH FLOW SUMMARY: TENANT ROSTER

TENANT	SQUARE FEET	COMPLEX SHARE	ANNUAL NNN RENT PER SF	ANNUAL RENT (NNN)	ANNUAL INCREASES	LEASE EXP. DATE
HALLAMORE	73,943	100%	\$7.50	\$554,572.50	3%	3/31/2029
<b>Total Net Rental Income</b>				<b>\$554,572.50</b>		

## HIGHLIGHTS:

- OPPORTUNITY TO PURCHASE A HIGH QUALITY CONCRETE BLOCK INDUSTRIAL PROPERTY IN A THRIVING INDUSTRIAL PARK CLOSE TO ROUTE 24, I-95 AND I-93
- SIGNIFICANT IN-PLACE INCOME WITH A MARKET LEASE RATE
- 100% LEASED FACILITY WITH A STABLE LONG-TERM TENANT (HALLAMORE CORP.)
- THE NET OPERATING INCOME IS APPROXIMATELY \$628,722 FOR 2021 WITH 3% ANNUAL INCREASES
- THE SELLER SPENT APPROX. \$600,000 IN 2019 ON NEW RADIANT HEAT, NEW LED LIGHTS WITH SENSORS, NEW PAVEMENT, FENCING AND REFURBISHED THE OFFICE SPACE





# LOCATION OVERVIEW

The Town of Holbrook's first settlers in 1634 were the Cochatos; The Town of Holbrook was incorporated in the year 1640 as part of the newly formed Town of Braintree; The Town of Holbrook and other portions of the Town of Braintree separated in 1793 to form the new Town of Randolph, in which Holbrook was known as East Randolph; On a leap year day February 29, 1872 the village of East Randolph separated from the Town of Randolph and incorporated as the Town of Holbrook. The town uses this unique birthday in that it will be "forever young" as an opportunity to gather with friends both old and new as it celebrates this unusual birthday. At the time of its incorporation, Holbrook was a leading center of boot and shoe production in the United States.

At the 2000 census,[14] there were 10,785 people, 4,076 households, and 2,853 families residing in the town. The population density was 1,466.7 per square mile (566.5/km2). There were 4,153 housing units at an average density of 564.8 per square mile (218.2/km2).

Holbrook is situated in the Greater Boston Area, which has rail, air and highway facilities. Route 128 and Interstate 495 divide the region into inner and outer zones, which are connected by numerous "spokes" providing direct access to the airport, port, and intermodal facilities of Boston.

Principal highways are Routes 37 and 139, which intersect at the center of the town. Closer to the Avon line, there is also easy access to route 24 that goes south to Fall River or north to Braintree.

11,045

POPULATION (2019)

44.2 YRS

MEDIAN AGE

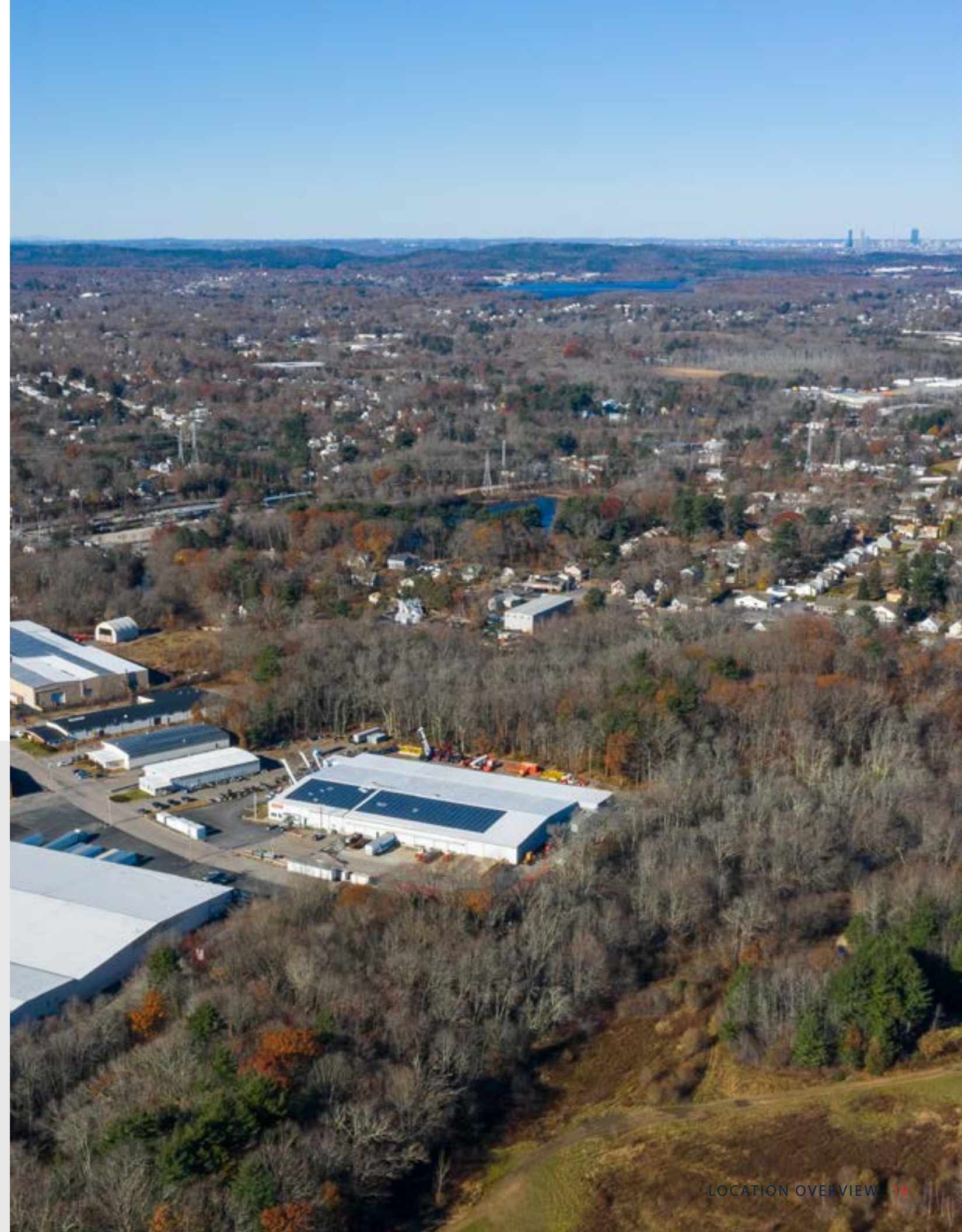
\$76,055

MEDIAN HOUSEHOLD INCOME

8.45%

EMPLOYMENT GROWTH  
YEAR OVER YEAR

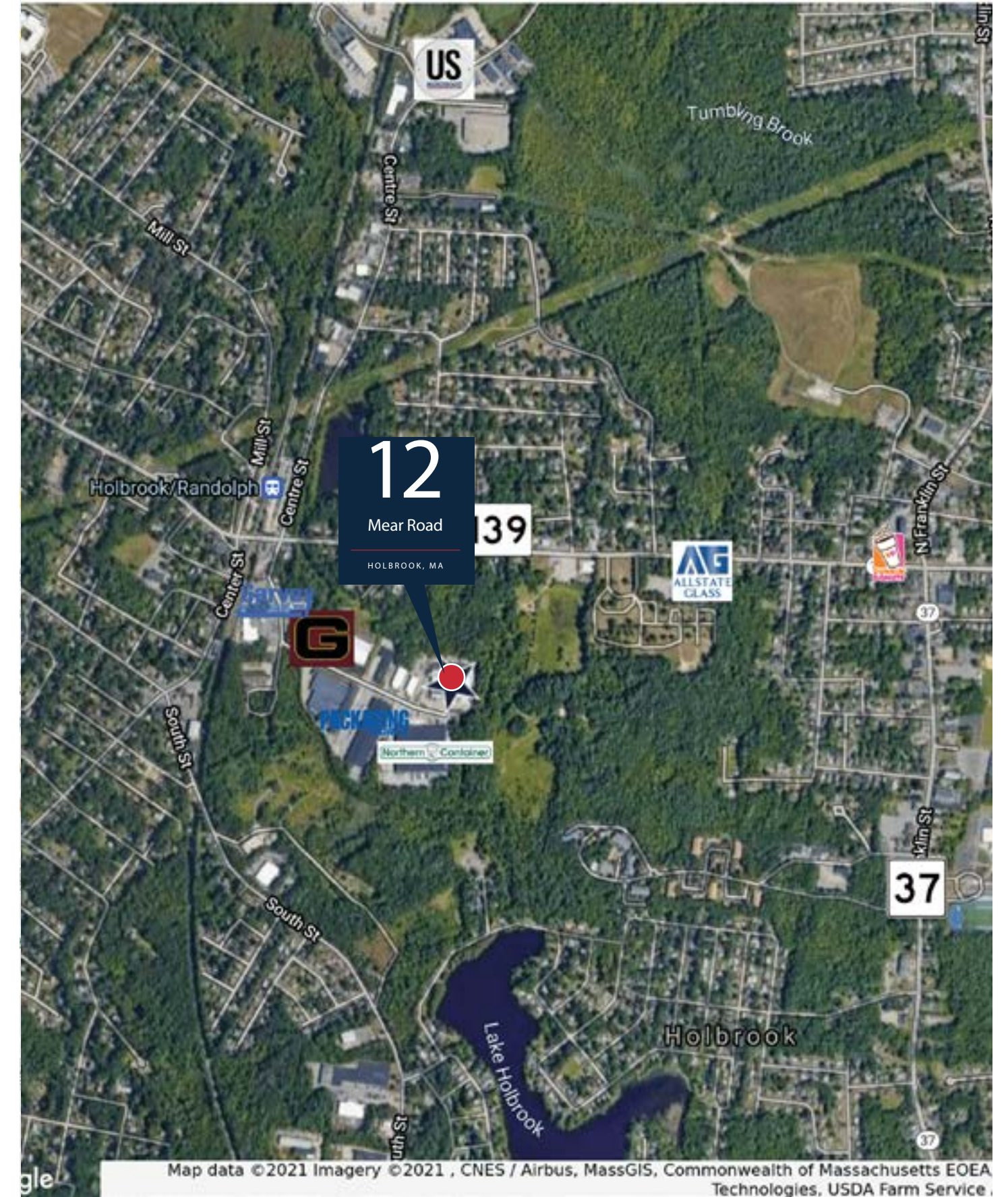
\*Data Source: Data USA



## REGIONAL MAP



## LOCAL MAP



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